168.0	0005	0021.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,079,100 / 1,079,100
					USE VALUE:	1,079,100 / 1,079,100
					ASSESSED:	1,079,100 / 1,079,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
148		CHARLTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PENDSE MANDAR M
Owner 2:	JOSHI MUKTA C
Owner 3:	
Street 1:	C/O SANDEEP DESAI
Street 2:	30 MIDDLESEX ST
Twn/City:	WINCHESTER
St/Prov:	MA Cntry: Own Occ: N
Postal:	01890 Type:

PREVIOUS OWNER

Owner 1:	LEPORE JOHN -
Owner 2:	-
Street 1:	79 STOWECROFT RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2008, having primarily Vinyl Exterior and 2926 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	659,100		420,000	1,079,100
Total Card	0.138	659,100		420,000	1,079,100
Total Parcel	0.138	659,100		420,000	1,079,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 368.80 | /Parcel: 368.8

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 111444

GIS Ref

GIS Ref

Insp Date 08/02/18

!13015!

PREVIOUS ASSESSMENT

Parcel ID 168.0-0005-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	659,100	0	6,000.	420,000	1,079,100	1,079,100	Year End Roll	12/18/2019
2019	101	FV	513,700	0	6,000.	420,000	933,700	933,700	Year End Roll	1/3/2019
2018	101	FV	509,200	0	6,000.	354,000	863,200	863,200	Year End Roll	12/20/2017
2017	101	FV	509,200	0	6,000.	324,000	833,200	833,200	Year End Roll	1/3/2017
2016	101	FV	509,200	0	6,000.	276,000	785,200	785,200	Year End	1/4/2016
2015	101	FV	451,600	0	6,000.	240,000	691,600	691,600	Year End Roll	12/11/2014
2014	101	FV	451,600	0	6,000.	222,000	673,600	673,600	Year End Roll	12/16/2013
2013	101	FV	451,600	0	6,000.	211,200	662,800	662,800		12/13/2012

PRINT

Date	Time
12/11/20	03:01:46

LAST REV

Date	Time
12/10/18	10:30:07

mmcmakin

13015

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEPORE JOHN	53299-546		7/30/2009		663,000	No	No		
DE FRANCESCO AN	51201-542		5/21/2008	Change>Sale	320,000	No	No		
	7323-82		1/1/1901		1	No	No		N

USER DEFINED

Prior Id # 1:	111444
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/1/2015	823	Heat App	3,000		7/1/2015			Add zone of duct w
6/2/2015	601	Redo Bas	48,000		6/2/2015			Finish basement, a
9/4/2014	1119	Solar Pa	16,000		9/4/2014			Install 24 solar p
5/22/2013	724	Manual	1,455	C				
8/7/2008	893	New Buil	5,000			G10	GR FY10	TRANSPORT & PLACEM
8/6/2008	892	New Buil	103,000	C		G10	GR FY10	FINISH MOD HOME
7/23/2008	817	Foundati	10,000			G10	GR FY10	NEW SF HOME
6/30/2008	712	Demoliti	10,000					demo house

ACTIVITY INFORMATION

Date	Result	By	Name
12/10/2018	Mail Update	MM	Mary M
8/2/2018	Meas/Inspect	BS	Barbara S
6/19/2013	Info Fm Prmt	EMK	Ellen K
12/18/2008	Measured	189	PATRIOT
1/27/2000	Inspected	276	PATRIOT
12/13/1999	Measured	264	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	LIGHT GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2008	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	1.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.14342105
Const Adj.:	0.99989998
Adj $ / SQ:	142.913
Other Features:	115056
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	665808
Depreciation:	6658
Depreciated Total:	659150

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

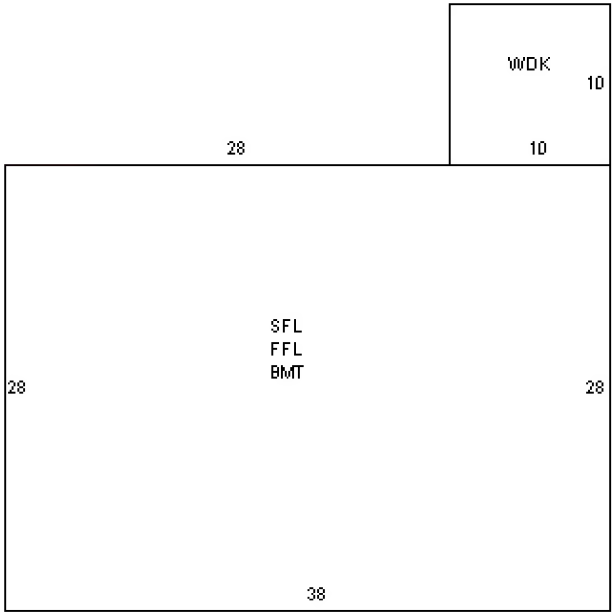
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	190.07
Special Features:	0	Val/Su Net:	200.21
Final Total:	659100	Val/Su SzAd	309.73

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,064	75.030	79,831
FFL	First Floor	1,064	142.910	152,060
SFL	Second Floor	1,064	142.910	152,060
WDK	Deck	100	16.000	1,600

Net Sketched Area:	3,292			Total:	385,551
Size Ad	2128	Gross Are	3292	FinArea	2926

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	75	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

168.0-0005-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	